WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72109-

John Gerkens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August, 1980

Notary Public

MY COMMISSION EXPIRES: 11-14-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN F. GERKENS (NAME)	MERCANTILE MORTGAGE COMPANY (NAME)	118-10
116 BLACKBURN DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 14569 (STREET ADDRESS)	Part 177
NASHVILLE, TN. 37205 (CITY) (STATE) (P. O. ZIP)	ST. LOUIS, MISSOURI 63178 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MICHAEL R. FANNING AND WIFE, NANCY W. FANNING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN F. GERKENS AND WIFE, ALICIA M. GERKENS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF LONGVIEW MANOR, SECTIONS 1 & 2, OF RECORD IN BOOK 1424, PAGE 127, REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF RAINBOW PLACE, SAID POINT BEING THE COMMON CORNER OF LOTS 1 AND 32; THENCE WITH THE LINE BETWEEN SAID TWO LOTS EASTWARDLY 149 FEET TO A POINT; THENCE NORTHWARDLY 109.4 FEET TO THE SOUTHERLY MARGIN OF WOODMONT BOULEVARD; THENCE WITH THE SOUTHERLY MARGIN OF SAID WOODMONT BOULEVARD, WESTWARDLY 159.05 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE TO THE LEFT 49.07 FEET TO THE EASTERLY MARGIN OF RAINBOW PLACE; THENCE WITH EASTERLY MARGIN OF SAID RAINBOW PLACE SOUTHWARDLY 135.5 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL R. FANNING AND WIFE, NANCY W. FANNING BY DEED FROM JASPER D. JOHNSON AND WIFE, DOROTHY M. JOHNSON, AS OF RECORD IN BOOK 5526, PAGE 511, SAID REGISTER'S OFFICE.

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) CASH IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND OTHER GOOD AND VALUABLE CONSIDERATION, A PART OF WHICH IS THE ASSUMPTION OF ONE CERTAIN TRUST DEED DATED SEPTEMBER 29, 1978, AND FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DEEDS OF DAVIDSON COUNTY, TENNESSEE IN BOOK 5346, PAGE 975, AND NOTE OF EVEN DATE THEREBY SECURED, IN THE ORIGINAL PRINCIPAL AMOUNT OF $58,500.00, PAYABLE TO MERCANTILE MORTGAGE COMPANY, WHICH DEBT THE GRANTEE HEREIN ASSUMES AND AGREES TO PAY AS PART PAYMENT OF THE PURCHASE PRICE.

*(OVER)

This is unimproved ( ) improved (X) property, known as 3500 RAINBOW PLACE, NASHVILLE, TENNESSEE
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness OUR hand S this 22nd day of AUGUST, 1980

Michael R Fanning
MICHAEL R. FANNING

Nancy W. Fanning
NANCY W. FANNING

B396

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MICHAEL R. FANNING AND WIFE, NANCY W. FANNING

the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TN. this 22 day of AUGUST, 19 80

Commission Expires 11-12-80 Notary Public

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the and respectively of the the within named bargainor, a corporation, and that { he / they } as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such

WITNESS my hand and official seal at office at on this the day of , 19

My commission expires Notary Public

*THE GRANTEE FURTHER HEREBY ASSUMES THE OBLIGATIONS OF THE GRANTOR UNDER THE TERMS OF THE INSTRUMENTS CREATING THE LOAN TO INDEMNIFY THE VETERANS ADMINISTRATION TO THE EXTENT OF ANY CLIAM PAYMENT ARISING FROM THE GUARANTY OR INSURANCE OF THE INDEBTEDNESS ABOVE MENTIONED.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

Mail to
William G. Traber
P. O. Box 110355
Nashville, Tenn. 37214

G04633

IDENTIF. REFERENCE

AUG 27 11 13 AM '80

FELIX E. WILSON REGISTER
DAVIDSON COUNTY TENN.

WARRANTY DEED

FROM
MICHAEL R. FANNING ET UX

TO
JOHN F. GERKENS ET UX

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5643 PAGE 713

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			72109.00- CO	
			187.46 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	193.96-
8396A	08/27/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G04633

IDENTIF. REFERENCE

AUG 27 11 13 AM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 776384